

Waterville

43-86

AINSWORTH & THELIN, PA Fax:207-767-4829

May 27 2003 16:02

P.05

BK 744:7PG078

NO TRANSFER  
TAX PAID

QUITCLAIM, DEED  
Without Covenant

018928

KNOW ALL BY THESE PRESENTS, that it, GMAC MORTGAGE CORPORATION f/k/a GMAC MORTGAGE CORPORATION OF PA, Plaintiff pursuant to a civil action to foreclose a mortgage under 14 M.R.S.A. §6321 et seq., brought in the Seventh District Court, Division of Northern Kennebec, Civil Action Docket No. 01-RE-99, against Pamela D. Orr-Atwood and Todd A. Atwood, Defendants, and in execution of a Judgment of Foreclosure and Order of Sale dated September 7, 2002, in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration paid by GMAC MORTGAGE CORPORATION f/k/a GMAC MORTGAGE CORPORATION OF PA, whose mailing address is 500 Enterprise Road, Suite 150, Horsham, PA 19044, the receipt and sufficiency of which it does hereby acknowledge, does hereby REMISE, RELEASE, BARGAIN, SELL, CONVEY, AND FOREVER QUITCLAIM unto the said GMAC Mortgage Corporation f/k/a GMAC Mortgage Corporation of PA, its successors and assigns forever, the following described premises:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to real estate taxes assessed by and due and payable to the City of Waterville, including without limitation real estate taxes for the tax year 2002, and subject to the City of Waterville real estate taxes for the current year, which taxes the Grantee assumes and agrees to pay.

This conveyance is made subject to sewer user fees, including without limitation current sewer user fees, due and payable and/or to become due and payable to Waterville, Maine, which fees the Grantee assumes and agrees to pay.

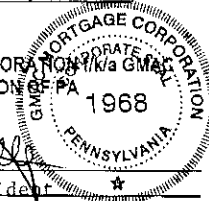
TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said GMAC Mortgage Corporation f/k/a GMAC Mortgage Corporation of PA, its successors and assigns forever.

IN WITNESS WHEREOF, it, the said GMAC Mortgage Corporation f/k/a GMAC Mortgage Corporation of PA has caused these presents to be signed and its corporate seal to be affixed by Tyron W. Miller its [title] Vice President thereunto duly authorized this 28 day of May, 2003.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Kayleen Thompson  
Witness Kayleen Thompson

GMAC MORTGAGE CORPORATION f/k/a GMAC  
MORTGAGE CORPORATION OF PA



by its [title] Vice President  
print name Tyron W. Miller

STATE OF PENNSYLVANIA  
COUNTY OF MONTGOMERY, SS:

May 28, 2003

Then personally appeared the above-named Tyron W. Miller, the [title] Vice President of the said GMAC MORTGAGE CORPORATION f/k/a GMAC MORTGAGE CORPORATION OF PA and acknowledged the foregoing instrument to be his/her free act, in his/her said capacity, and the free act and deed of the said GMAC Mortgage Corporation f/k/a GMAC Mortgage Corporation of PA, before me,

Darlene Treloar  
Notary Public  
print name Darlene Treloar

my comm. exp. 3-6-06  
DARLENE TRELOAR  
Iowa Notarial Seal  
Commission Number: 189062  
My Commission Expires: 3-6-06

05/27/2003 03:59PM

Janice E A. Thelin

BK 766 7PG 079

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SCHEDULE A

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a point on the northerly side of Violette Avenue, so-called, said point being 195 feet westerly of the northwesterly corner of the intersection of Violette Avenue and Lynn Street; thence westerly along the northerly side of said Violette Avenue a distance of 70 feet; thence running at right angles to the northerly line of Violette Avenue a distance of 118 feet; thence easterly in a line parallel with the northerly side of Violette Avenue a distance of 70 feet; thence southerly a distance of 118 feet to the point of beginning; and being Lot No. 59 and five feet off the westerly side of Lot No. 60 on a Plan of Rosemar Park recorded in the Kennebec County Registry of Deeds.

This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall be erected or allowed to stand upon said lot within 25 feet of Violette Avenue or within 5 feet of either the east or west boundary lines;
2. That no residence for more than 2 families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be built thereon larger than 20 by 20 feet, two-car, and that the front of said garage shall not be nearer to Violette Avenue than 35 feet;
6. That not dwelling house costing less than \$6 000.00 shall be built thereon.

Being the same premises conveyed to Pamela D. Orr-Atwood and Todd A. Atwood by Warranty Deed from Devon G. Phillips and Patrick R. Phillips dated May 31, 1996, and recorded in the Kennebec County Registry of Deeds in Book 5140, Page 230.

Being the same premises conveyed by Mortgage Deed dated May 31, 1996 and originally in favor of GMAC Mortgage Corporation of PA, which mortgage has been foreclosed by civil action in the Seventh District Court, Division of No. Kennebec, Docket No. 01-RE-99, this sale and transfer being pursuant to said Court's Judgment of Foreclosure and Order of Sale dated September 7, 2002 and pursuant to the Notice of Public Foreclosure Sale published in the Kennebec Journal on December 17, 24, and 31, 2002.

RECEIVED KENNEBEC SS.

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WITEST: *Beverly B. Atwood*  
REGISTER OF DEEDS